

**GOVERNMENT OF ANDHRA PRADESH**  
**A B S T R A C T**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential Use to Institutional Use and deletion of 80 feet road in Sy.No.17/p of Yendada (V), Chinagadili (M), Visakhapatnam District to an extent of Ac.17.02 cents – Draft Variation – Confirmed – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT**

**G.O.Ms.No. 384**

**Dated : 05.08.2013.**

**Read the following:-**

1. G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30.06.2006.
2. From the VC, VUDA Lr.Rc.No.1123/2013/L5, dt.25.3.2013.
3. From Higher Education (UE.II) Department UO Note No.7190-A/UE-II/2012, dt.24.04.2013.
4. Govt. Lr.No.7137/H2/2013, dt.08.05.2013.
5. From the VC, VUDA Lr.Rc.No.1123/2013/L5, dt.09.05.2013.
6. UO Note No.7137/H2/2013, dt.09.05.2013 addressed to the Higher Education Department.
7. Govt. Memo.No.7137/H2/2013, dt.04.06.2013.
8. From the Commissioner, GVMC Lr.Roc.No.1446/2012/G1, dt.18.06.2013.
9. Govt. Memo.No.11411/I2/2011, dt.30.06.2012.
10. Govt. Memo.No.7137/H2/2013, dt.03.07.2013.
11. From the VC, VUDA Lr.Rc.No.1123/2013/L5, dt.29.07.2013.
12. A.P. Gazette No.472, Part-I, dated 11.07.2013.

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**ORDER :-**

In the G.O. 1<sup>st</sup> read above, Government have issued orders for Master Plan for Visakhapatnam Metropolitan Region-2021.

2. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) in his proposals 2<sup>nd</sup> read above has forwarded the change of land use proposal from Residential Use to Institutional Use and deletion of 80 feet road in Sy.No.17/p of Yendada (V), Chinagadili (M), Visakhapatnam District to an extent of Ac.17.02 cents and requested the Government to issue notification for change of land use to the above effect in the Zonal Plan.

3. Since, certain complaints have been received by the Government on the proposals, the Government in the letter 3<sup>rd</sup> and 7<sup>th</sup> read above, requested the Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) and Commissioner, Greater Visakhapatnam Municipal Corporation (GVMC) to examine the complaints and furnish detailed reports in the matter.

4. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) and Commissioner, Greater Visakhapatnam Municipal Corporation (GVMC) in their letter 5<sup>th</sup> and 8<sup>th</sup> read above respectively have submitted detailed reports on the objections.

5. Government after careful examination of the above proposal, hereby disposes the objections received basing on the report Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) and Commissioner, Greater Visakhapatnam Municipal Corporation (GVMC) on the complaints and hereby issues draft variation in the Government Memo. 10<sup>th</sup> read above.

6. The Vice Chairman, Visakhapatnam Urban Development Authority (VUDA) in his letter 11<sup>th</sup> read above reported that, a Press Notification in Andhra Bhoomi and Deccan Chronicle Daily News Papers has been issued calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid an amount ` 45,75,134/- towards conversion charges. Hence, the draft variation is confirmed.

P.T.O.

7. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Vice Chairman, VUDA, Visakhapatnam.

**Copy to:-**

The individual through Vice Chairman, VUDA, Visakhapatnam.  
The Commissioner, GVMC, Visakhapatnam.  
The Spl. Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.  
The District Collector, Visakhapatnam District, Visakhapatnam.  
The Private Secretary to Minister (MA&UD).  
SF/SC.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.472, Part-I, dt.11.07.2013 as required by sub-section (3) of the said section.

**V A R I A T I O N**

The site falling in Survey No.17p of Yendada (V), Chinagadili (M), Visakhapatnam District to an extent of Ac.17.02 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now designated as Institutional Land Use by deleting the proposed 80 feet road, as the proposed site is surrounded by institutional buildings and the site is alienated by the Government for the purpose of establishment of Educational Institutions and the proposed 100 feet road passing through the site is realigned along the Northern boundary and Eastern boundary till it meets existing Yendada – Beach Road on Southern side, as shown in Map No.07/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. the applicant shall hand over Ac.5.59 cents of land for road widening on free of cost to the concerned authority through Registered Gift Deed.
2. the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam duly paying necessary charges to GVMC and VUDA as per rules in force.
3. the applicant shall obtain permission for commercial building complying to the parking norms.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

Contd..3..

5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to VUDA.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North : Sy.No.37 and 38 of Yendada.  
East : 40 feet wide road.  
South : 100 feet Yendada to Rushikonda Road.  
West : Sy.No.15 and 178 of Yendada.

**S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT.**